



**Address:** [4374 CAPRA WAY](#)  
**City:** BENBROOK  
**Georeference:** 34325-11-10  
**Subdivision:** RIDGLEA COUNTRY CLUB EST  
**Neighborhood Code:** 4R010B

**Latitude:** 32.6859516705  
**Longitude:** -97.4363264456  
**TAD Map:** 2018-368  
**MAPSCO:** TAR-088E



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RIDGLEA COUNTRY CLUB EST  
Block 11 Lot 10

**Jurisdictions:**

- CITY OF BENBROOK (003)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1971

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02402246

**Site Name:** RIDGLEA COUNTRY CLUB EST-11-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,425

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,167

**Land Acres<sup>\*</sup>:** 0.3022

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**

JOHNSTON FRED L  
JOHNSTON MANDY S

**Primary Owner Address:**

4374 CAPRA WAY  
FORT WORTH, TX 76126-2237

**Deed Date:** 3/30/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204097832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAGENER DIETER W	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$415,833	\$104,167	\$520,000	\$473,110
2023	\$428,132	\$95,000	\$523,132	\$430,100
2022	\$306,000	\$85,000	\$391,000	\$391,000
2021	\$312,200	\$85,000	\$397,200	\$397,200
2020	\$312,200	\$85,000	\$397,200	\$397,200

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.